

## 5 Caedolau, Burry Port, Carmarthenshire, SA16 0PF



**Asking price £195,000**



Charming Welsh double fronted extensively renovated and refurbished to a very high standard 2 bed terraced cottage in the heart of the harbour town of Burry Port. Long country garden to front, accessing the bottom shared private lane and the all important detached garage and brick bike store. These unique pretty as a picture row of cottages are accessed by a shared private pathway to front and rear lane access direct to the property, only on viewing can you fully take in the charm, the location, the quality of this cottage. Two receptions, downstairs bathroom. additional dressing room and laundry room off the main bedroom, dressing used a third bedroom for successful holiday let purposes. One of our favourites.

EPC: C Square Metres: 60 Council Tax Band: TBC

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**RICS**



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PROTECTED



## Hall into Dining Room

13'1"x 11'1" (8'2") (4.0m'x 3.4m (2.5))

Coir entrance flooring. Wall mounted consumer unit housed in a cupboard, window facing front, wood flooring, stairs to first floor, twin alcoves, inset fireplace, exposed beams.



## Living Room

8'2" ( 7'2") x 11'9" (2.5 ( 2.2) x 3.6)

Window facing front, radiator, twin alcoves, double glass doors from dining room, wood flooring, inset fireplace housing multi fuel log burner.



## Kitchen

14'1" x 7'2" (4.3 x 2.2)

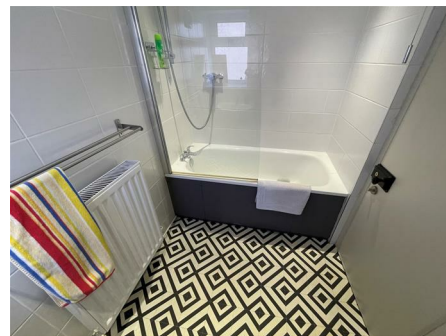
Window obscure glazed to rear, lobby area with back door, kitchen comprises of base units, worktop housing sink, ceramic hob, built in oven, glass splashback, plumbing for washing machine, integrated dish washer, space for fridge freezer, vinyl flooring, radiator, spot lights to ceiling.



## Bathroom

7'6" x 4'11" (2.3 x 1.5)

Bath incorporating shower over, wash hand basin, wc, window to rear obscure glaze, radiator, vinyl flooring, spot lights to ceiling.



## FIRST FLOOR

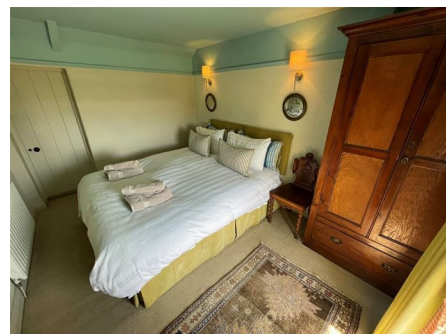
### Landing

Window to front, views over garden towards Burry Port and coast, loft access, carpet.

### Bedroom 1

11'9" x 8'6" (3.6 x 2.6)

Window to front with views, radiator, carpet, built in cupboards. Door to dressing room ( currently used as single bedroom ).



### Dressing Room

9'10" x 6'6" (3.0 x 2.0)

Currently used as a single bedroom for holiday let purposes, radiator, window facing rear, carpet, wardrobes built in. Door to store room.





## Store Room/Laundry Room

6'6" x 3'11" (2.0 x 1.2)

Shelves.

## Bedroom 2

11'9" x 7'2" (3.6 x 2.2)

Window to front with views, built in wardrobes, radiator, carpet.



## Externally

Rear lane access to kitchen, outside store shed. Shared pathway in front of the cottages not for public use, gated walled access to long front garden, with mature planting stretching along lawned areas, for seating and entertaining, mature shrubs and trees, door to detached garage, details below, side pathway along garage leading to brick built bike store, gate to rear lane. Shared lane access to rear garage and grassed area in front of it.



## Detached Garage

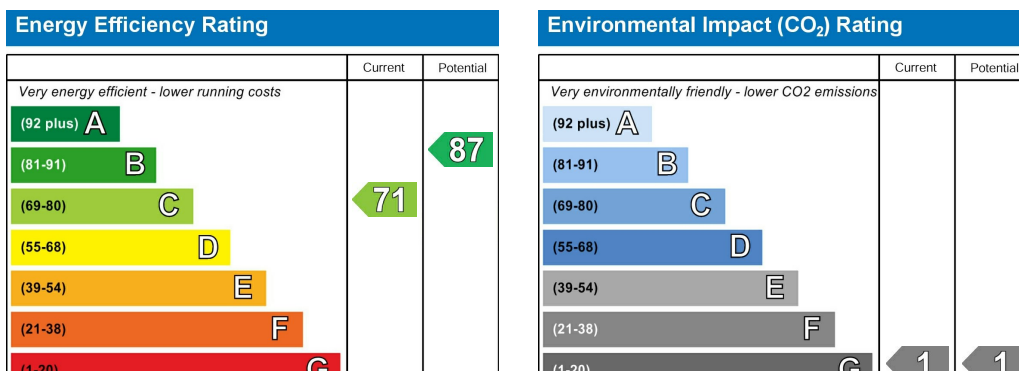
19'8" x 16'8" (6.0 x 5.1)

Pitched roof, double doors, door to garden, access via private shared lane access, grassed area in front of garage.



## Services

Advised all mains. Wide angled lens has been used on occasion.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.